

SOLVING CONNECTICUT'S HOUSING CRISIS

Home is more than a roof over your head. It's where you come to regroup after a long day of work, to enjoy time with family, to complete homework, to plan for your future. Home is the foundation of the middle class, and the cornerstone of physical, mental, and emotional health.

Too many Connecticut families struggle to find a safe home they can afford. Our state is one of the ten least affordable housing markets in America, and housing costs are the single biggest expense in most family budgets. Spending too much money on housing leaves families with too little for life's other necessities, prevents companies from growing their Connecticut workforce, and discourages people from staying in-state. That means millennials depart to raise families elsewhere. First-year teachers, first responders and certified nursing assistants struggle to live in the communities they serve. And seniors fight to stay in the homes where they built their lives.

That's why I've promised to raise wages and deliver meaningful property tax relief, whether you own or rent your home, to families across the state. It's why I believe everyone should be alarmed by my Republican opponent's scheme to provide tax cuts to the very wealthiest at the expense of raising property taxes on the middle class and small businesses and compromising our children's schools. And it's why, as Governor, I'm going to help Connecticut families by facing the housing challenge head on. Connecticut can be a vibrant, diverse state with a strong and growing knowledge economy – and that starts with making sure residents can afford a home here.

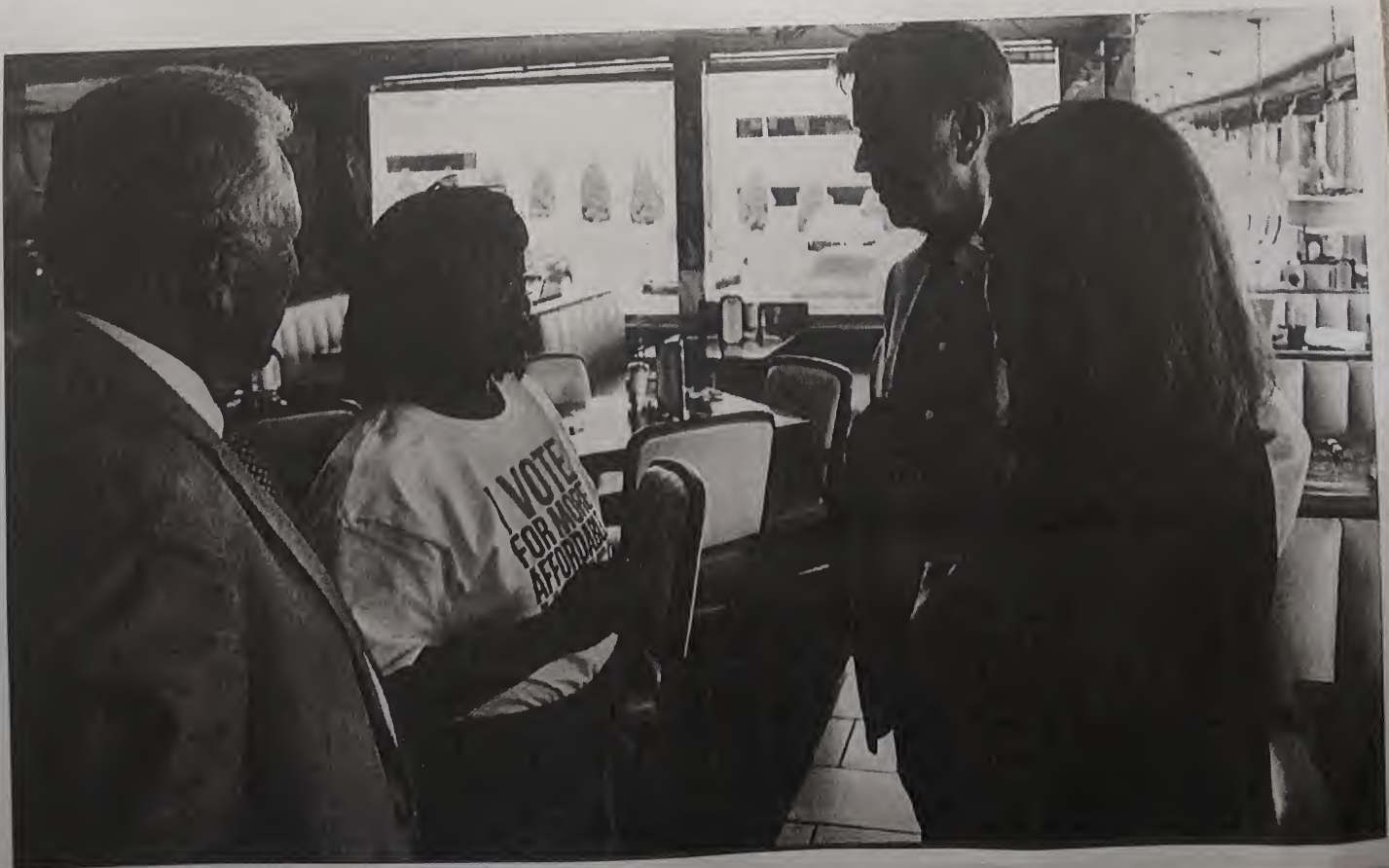
BUILDING THE HOUSING WE NEED

Every Connecticut resident deserves a safe home that doesn't break the bank. If we can build the range of housing options our residents and employers need, they will stay in Connecticut, participate in the life of our communities, contribute to our tax base, and support local businesses and shops. We all win.

I will work with local and private sector leaders to ensure state government is a partner, not an obstacle, in that construction effort. Building homes will both help current and aspiring residents find a suitable place for their families to live, and drive our economy forward. Constructing 100 apartments typically creates 161 local jobs, \$11.7 million in local income, and \$2.2 million in taxes and other local government revenue in the first year alone.

My plan will:

- **Get shovel-ready projects underway** by reducing delays imposed by the state government such as long waits, sometimes more than a year, to close a financing arrangement. I will eliminate delays and bureaucratic red tape that drive up developers' costs and keep them from breaking ground. I will also work with our towns to expand their capacity to work effectively with developers and to process permits efficiently.
- **Increase resources for housing construction** by conducting a top-to-bottom review of Connecticut's bonding priorities and leveraging outside investment. Last year, less than six percent of bonding went to housing. I will increase that amount. I will also do more to leverage philanthropic partnerships and the interest of social impact investors. Similar partnerships in Chicago have raised nearly \$100 million dollars to provide low-interest funding for community development, and Philadelphia is well on the way to developing a \$30-million fund for that purpose. Connecticut can do the same.
- **Convene our housing authorities to share best practices across town borders** and create a greater positive impact in their communities. Those authorities can redevelop their existing housing portfolios, draw on existing federal funds, and attract new resources from the private sector to address blight, improve neighborhoods in need, and build much-needed housing.



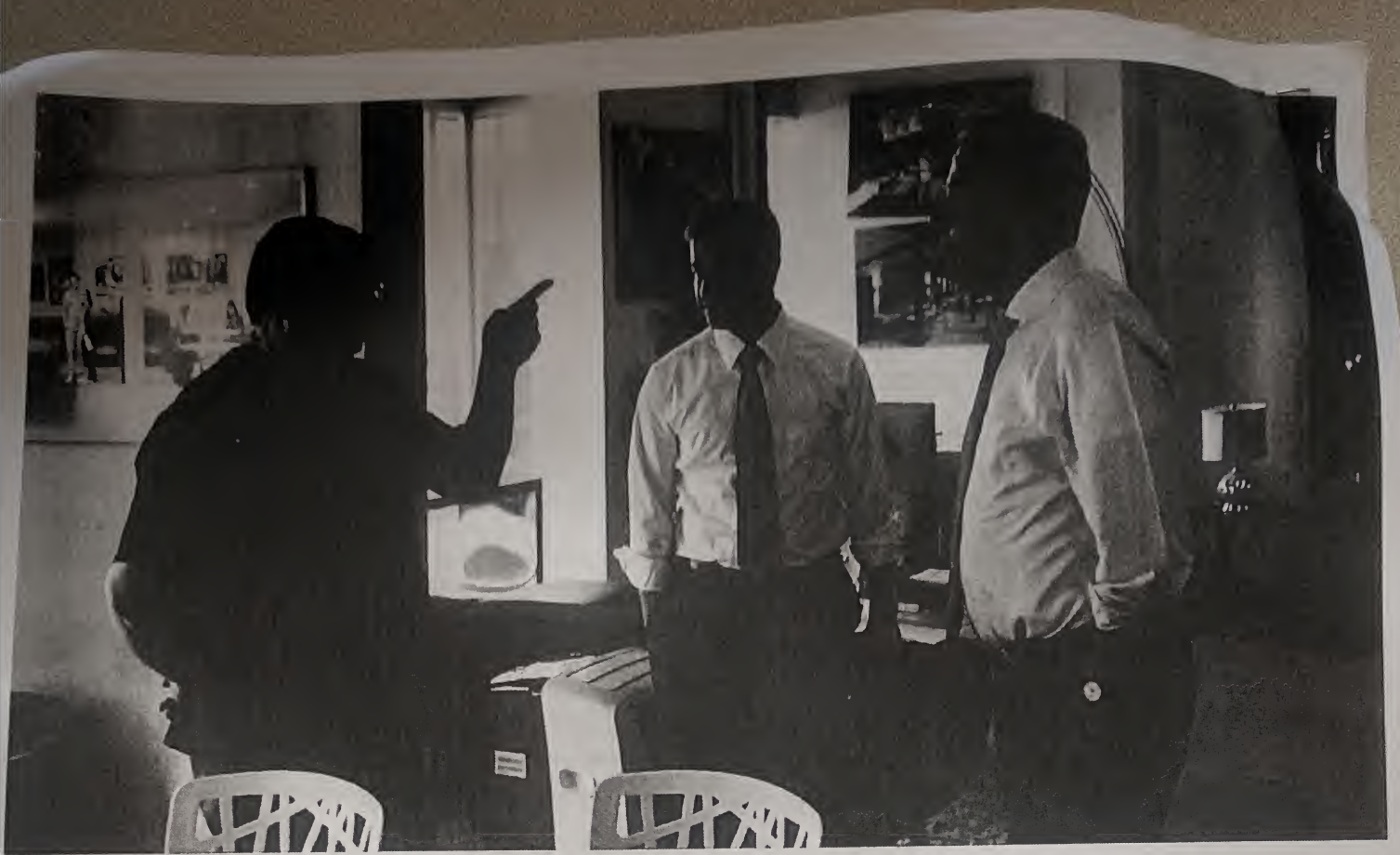
- **Equip and empower our towns to expand the range of housing options.** Our communities need a variety of housing solutions, including the multifamily units that are more likely to provide affordable options and the transit-oriented developments that allow residents an easy and affordable commute while reducing traffic, pollution, and road damage. Yet less than a fifth of our towns have enough homes that our senior citizens and young and working families can afford. I will engage towns and councils of government to understand what they need. I will help them build housing that serves their residents by directing state agencies to provide technical assistance, bringing federal money into the state's designated Opportunity Zones, making full use of Tax Increment Financing, restoring grant programs supporting regional cooperation, and expanding transit-oriented development.

PROTECTING RESIDENTS' PHYSICAL AND FINANCIAL SECURITY

Owning a home is a critical part of the American Dream, and building value in the homes we own has always been part of America's path to the middle class. In addition to ensuring an adequate supply of housing, we must protect the physical and financial security of new and existing homeowners. Crippling property taxes, regionally uncompetitive electricity rates, and a stagnant economy strain family resources and contribute to an unacceptable reality: many Connecticut residents are in danger of losing their homes, and seniors and people of color are particularly under threat. Other homes – contaminated with lead or poorly equipped for their aging residents – pose a safety risk to their inhabitants. The state can be part of a solution that makes Connecticut a safe, livable place for everyone.

My plan will:

- **Reduce property taxes** by reversing Malloy's property tax hikes, targeting additional property tax relief for working families in high-tax towns, and encouraging towns to become more efficient. My targeted property tax relief plan will save the typical beneficiary \$700 a year, provide relief to renters for the first time, and restore funding for the municipal property tax credit for elderly and disabled residents.
- **Keep Connecticut homeowners facing financial crises in their homes** by restoring the Foreclosure Mediation Program, which is scheduled to wind down next year. Even as we focus on the future, we have to remember that many Connecticut residents are not yet past the damage of the recession, including the foreclosure crisis. Connecticut has the fifth-highest foreclosure rate in America, and we cannot allow a program that served as a model for other states, and saves the homes and savings of most participants, to lapse while our homeowners still need help.
- **Support homeowners and towns affected by the crumbling foundations crisis.** Up to 35,000 homes in northern and eastern Connecticut were built with concrete laced with pyrrhotite, a mineral that causes cracking when exposed to groundwater, and may now be valueless — even uninhabitable. I will deliver the promised \$100 million in state bonding, develop a cost-effective diagnostic so residents can feel secure in the integrity of their home or begin to remediate the issue, and work with local leaders, insurance companies, banks, and the federal government on a fair resolution to the crisis.
- **Allow seniors to live at home in safety and with dignity.** Tens of thousands of seniors who would prefer to age in place are being either driven out of their homes into institutional care or left to live in homes that present an undue risk of preventable falls – undermining their indepen-



dence and costing their families and our state unsustainable amounts. I will expand home- and community-based services and replicate successful interventions, such as a Johns Hopkins pilot that reduced falls and improved independence by funding minor home improvements such as installing grab bars and stapling down loose carpets.

- **Protect children from lead poisoning** by requiring health officials to notify local and state authorities whenever a child tests above four micrograms per deciliter and working with landlords, including public housing authorities, to abate lead paint in residential properties by 2025. Tens of thousands of families live in pre-1978 homes where lead paint places children at risk of severe mental and physical impairment. The Department of Public Health estimates that more than 60,000 children across the state, including in towns like Vernon and West Hartford, are exposed to lead and that more than 2,000 children suffer from lead poisoning.
- **Maintain momentum on efforts to end homelessness** by continuing the “housing first” approach that has made Connecticut a national leader in helping those experiencing homelessness get back on their feet. Too many of our residents wake up each morning not knowing where they will be able to go sleep that night. Securing the housing people need while connecting them to other community resources is the right thing to do for people in need and the smart thing to do for towns that squander resources when homelessness persists on streets, at shelters, and in emergency rooms. By breaking down silos between service providers and increasing the impact of available resources, Connecticut has reduced veteran homelessness to zero and overall homelessness by more than a third. I will keep the needle moving until not a single Connecticut child or adult must spend a night without a home.